

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF SUNBREAKER COVE  
SUMMER VILLAGES ADMINISTRATION OFFICE  
APRIL 4, 2022 @ 9:00 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
  - 1) 1126 Breakers Way
- D. ADJOURNMENT**

## **Summer Village of Sunbreaker Cove – Municipal Planning Commission**

**April 4, 2022**

### **Agenda Item**

### **Development Permit Application**

#### **Background:**

The registered owner of 1126 Breakers Way (Lot 6, Block 6, Plan 4146RS), in the village of Sunbreaker Cove submitted an application for the operation of a Tourist Home. This property is located in the R1 District (Residential District). The dwelling on the property proposed to be used for the tourist home operation, consists of 3 bedrooms and the proposed maximum amount of people staying overnight is 8. Parking will take place on the existing garage pad and driveway of the property which provides ample off-street parking. The registered owner does not own a dock, therefore guests will not have access to a private dock and there is proper fire safety in place for the property.

#### **Discussion:**

This application is before MPC for the following reason:

- Tourist Home is listed as a discretionary use; therefore, the decision must come from the Municipal Planning Commission.

#### **Recommendation:**

After reviewing all relevant planning and other statutory documents, it is the recommendation of administration to approve the application. The tourist home is proposed to comply with the regulations and has previously been in operation for 1 year with no contravention of the development permit conditions and no complaints to administration have been received.

#### **Conditions:**

If approved, Administration would recommend the following conditions:

- The development permit is only valid for 1 year from the date of issuance. A new development approval will be required at the time should the applicant wish to continue with the tourist home use.
- Tourist homes shall be contained within the principle building and therefore garage suites shall not be used.
- Notwithstanding part three, section 2(3) of the Land Use Bylaw, no recreation vehicle shall be used as accommodation for tourist home guests.
- The maximum number of people staying overnight in a tourist home shall be 8.
- The owner/operator of the tourist home is responsible for informing the Summer Village Office of any changes in the alternate owner/operator's information.

March 24, 2022

- The minimum length of stay shall be no less than 7 days in the peak season between May 1 until September 30. Otherwise, it shall be no less than 3 days.
- The tourist home shall always abide by the community standards bylaw regardless of who is occupying the home.
- Tourist homes shall not display any sign advertising the tourist home.
- Parking must be in place on the property or the road allowance in front of the property, of a minimum of one stall per bedroom.

### **Authorities:**

The MPC may:

For a discretionary use in any district:

- The Municipal Planning Commission may approve an application for a Development Permit:
  - With or without conditions;
  - Based on the merits of the proposed development, including it's relationship to any approved statutory plan, non-statutory plan, or approved policy, affecting the site;
  - Where the proposed development conforms in every respect to this Land Use Bylaw; or
- May refuse an application for a development permit based on the merits of the proposed development, even though it meets the requirements of the Land Use Bylaw; or
- Subject to provisions of section 2.4 (2), the Municipal Planning Commission shall refuse an application for a development permit if the proposed development does not conform in every respect to the Land Use Bylaw.

### **Decision:**

In order to retain transparency of the Commission, Administration recommends one of the following:

1. Approve the application with or without conditions (*Section 642 of the MGA*), or
2. Deny the application stating reasons why (*Section 642(4) of the MGA*).

1126 Breakers Way  
Sunbreaker Cove, AB  
March 5, 2022

Kara Kashuba  
Jr. Development Officer  
Village of Sunbreaker Cove  
kkashuba@sylvansummervillages.ca

Dear Kara Kashuba:

Please except this letter as my **Letter of Intent for the Tourist Home Permit Application** at 1126 Breakers Way, Sunbreaker Cove.

From time to time, when my family is not using the property, I plan to rent it out to tourists.

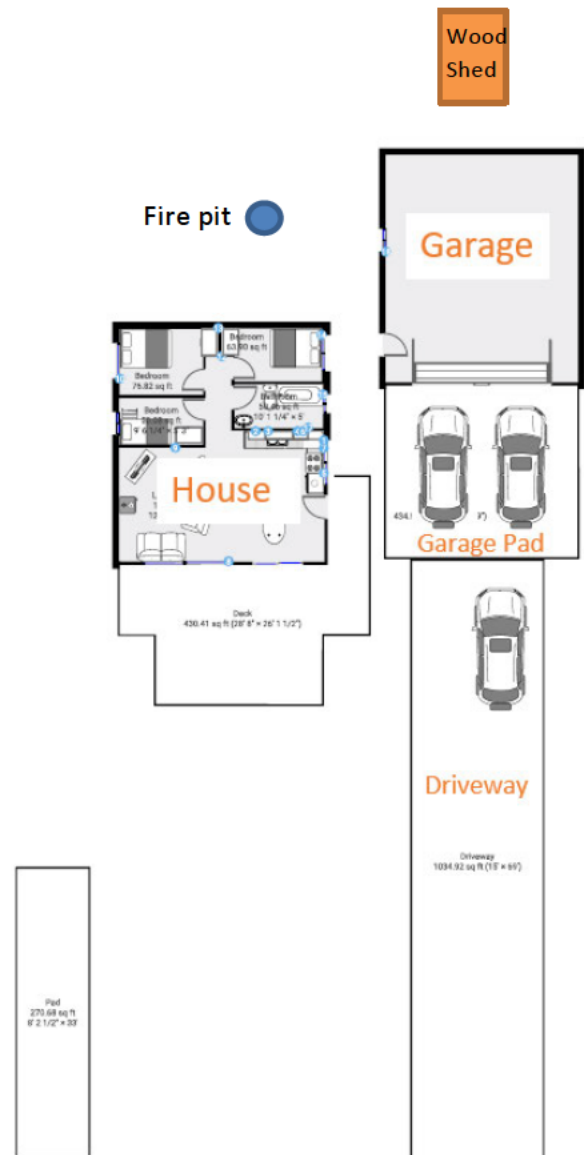
As the house plans indicate, there are 3 bedrooms and one living room. This allows up to a maximum of 8 guests.

There is adequate parking on the garage pad for 2 vehicles and in the driveway for another 1-2 vehicles as shown.

I do not own a dock, therefore guests do not have access to a private dock.

The firepit has a fire extinguisher accessible in the woodshed (brought inside for the winter). There is also a fire extinguisher inside the cabin along with a smoke alarm that is checked annually.

Regards,



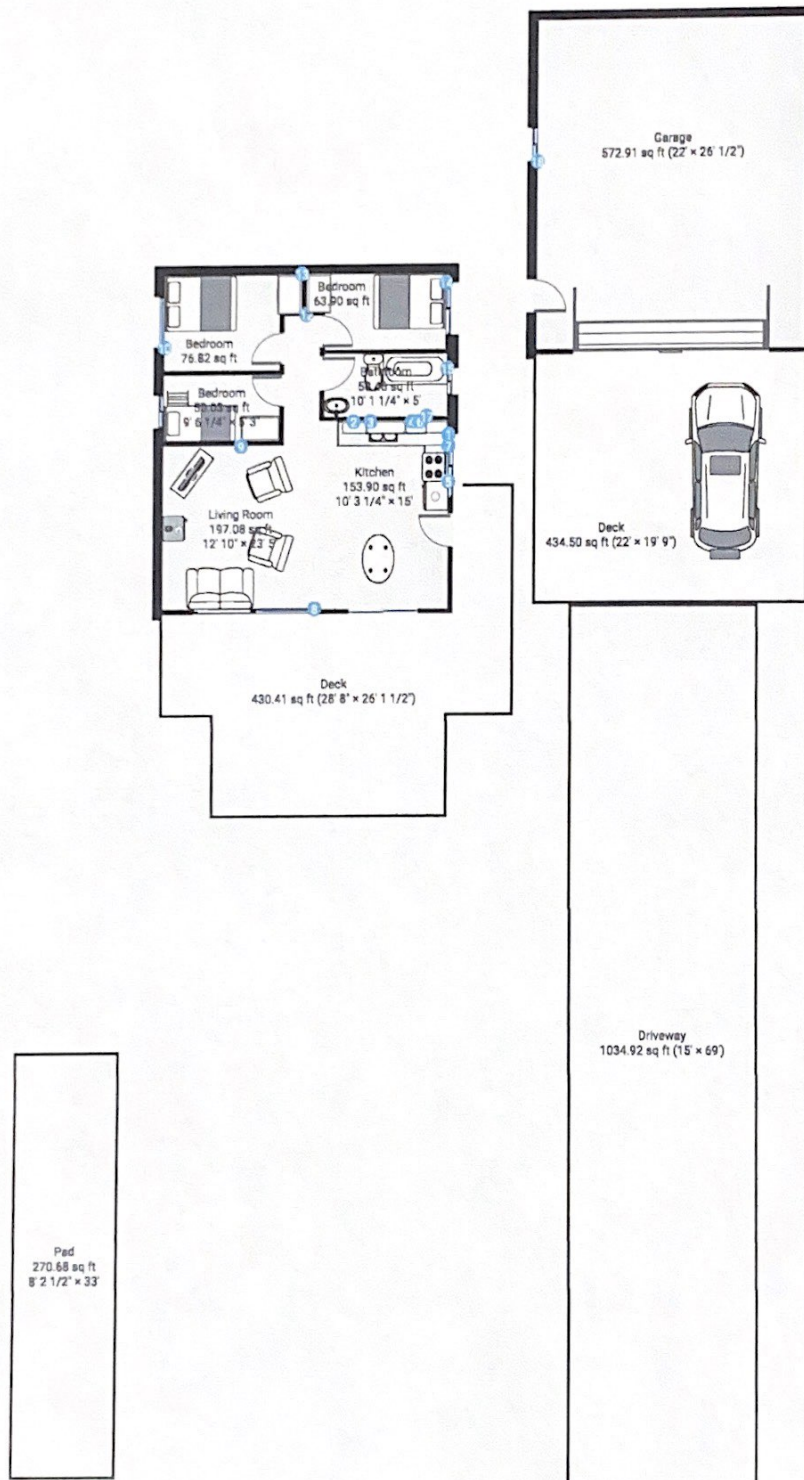
**Project 1**

1126 Breakers Way, TOMOJO Sunbreaker Cove, AB, Canada

TOTAL AREA: 1362.38 sq ft • LIVING AREA: 728.06 sq ft • FLOORS: 1 • ROOMS: 5

▼ **Ground Floor**

TOTAL AREA: 1362.38 sq ft • LIVING AREA: 728.06 sq ft • ROOMS: 5



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